

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251746
Address:	289 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NS.		
Proposal:	Householder application for the proposed erection of a two-storey side extension, first-floor rear extension, and single-storey rear extension incorporating two roof lanterns and a rooflight, alongside external alterations including black cladding panels and changes to fenestration, following demolition of the existing garage and utility room.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The site is located along Nine Mile Ride – a Green Route as per the Designations Plan. Nine Mile Ride is the primary ride in the borough and a non designated heritage asset. Green Routes are characterised by mature trees many of which are protected by TPO. Many of the trees are identified as Notable or Veteran on the Woodland Trust ATI.

The site is surrounded by trees chiefly from the adjacent site where trees are growing as a woodland and protected by TPO 1963.2024 which is adjacent to the northern and eastern site boundaries. To the north-west are trees protected by TPO 1642-2018, and a single protected Oak tree just outside of the site protected by TPO 322/1987. There are trees in the rear garden and along the western boundary which extend to the front of the site and create a sylvan screen to Nine Mile Ride.

I note the proposals are for extensions – however there are trees along the western boundary that may be adversely affected by the proposed extensions. In order to understand the impact of development on the trees an Arboricultural Implications Assessment to BS5837:2012 is required asap.

Conditions & Reasons (if required)			
Date:	12.9.25	Signed:	BRC